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Growing Greensboro: Rebuilding Economic Health

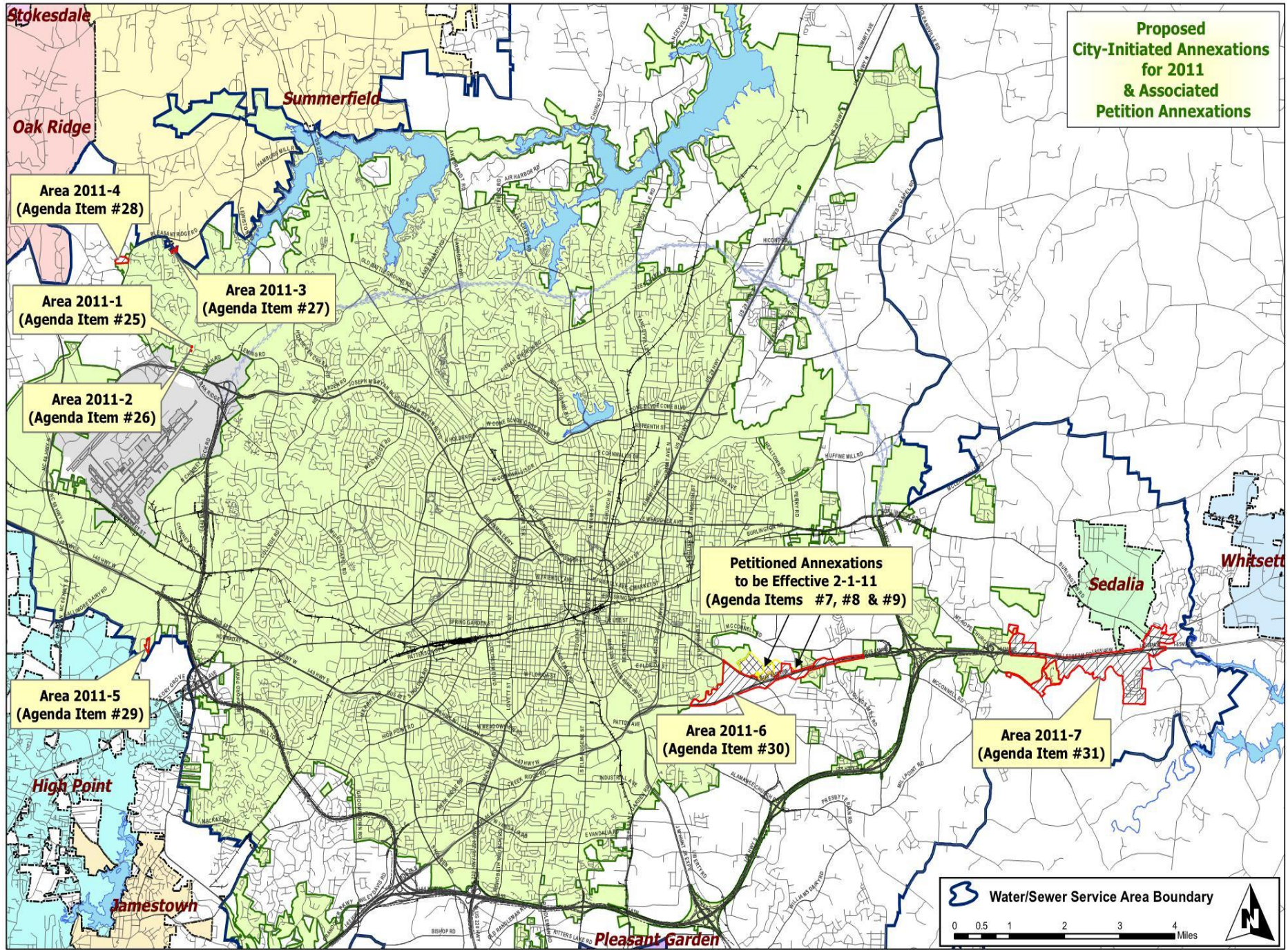
Presentation to City Council - January 18, 2011

Rebuilding Economic Health

Positioning Greensboro for growth for 5-10-20 years out

Leveraging Existing Investments

Being ready to compete with other cities



**Proposed
City-Initiated Annexations
for 2011
& Associated
Petition Annexations**

**Area 2011-4
(Agenda Item #28)**

**Area 2011-1
(Agenda Item #25)**

**Area 2011-3
(Agenda Item #27)**


**Area 2011-2
(Agenda Item #26)**

**Area 2011-5
(Agenda Item #29)**


**Petitioned Annexations
to be Effective 2-1-11
(Agenda Items #7, #8 & #9)**

**Area 2011-6
(Agenda Item #30)**

**Area 2011-7
(Agenda Item #31)**

 **Water/Sewer Service Area Boundary**

0 0.5 1 2 3 4 Miles



Key to Fiscal Health and Economic Growth

VA and SC have annexation moratoria or referenda requirements in place that have effectively blocked expansion of their major cities.

NC cities' ability to expand has led to strong fiscal health, with 25% of all US cities with triple-A bond ratings being located in NC.

Annexation Does Not Harm Budget or Service Provision

Annexation areas traditionally pay for themselves in the short-term and often yield positive fiscal impacts in the long term.



Comprehensive Plan

Effective use of growth management tools to promote wise, balanced, and equitable growth while protecting rural lands from premature development and inefficient sprawl.

Future Prosperity of Greensboro

Develop job centers and extending city services to the east, particularly at Rock Creek and Birch Creek Road.

Infrastructure Investment Key

Having infrastructure in place is necessary to attract good jobs to targeted areas.

Bringing Areas into City

As areas develop with new jobs, City can fill demand for urban services.

Equitable to existing City taxpayers

Higher fees alone do not cover the cost of services.

State Annexation Standards

Lays out a detailed framework to allow for reasonable growth of cities via either petition or City-Initiated annexations.

City-Initiated Annexation – Must demonstrate that:

- 1) Areas are urban in character,
- 2) City will provide city services to the area, and
- 3) City follows extensive public participation requirements.



2011 City-Initiated Annexation Proposal: 2 Parts



2011 City-Initiated Annexation Proposal - Part 1: Western

Bringing in several small parcels on the west

**Area 2011-4
(Agenda Item #28)**

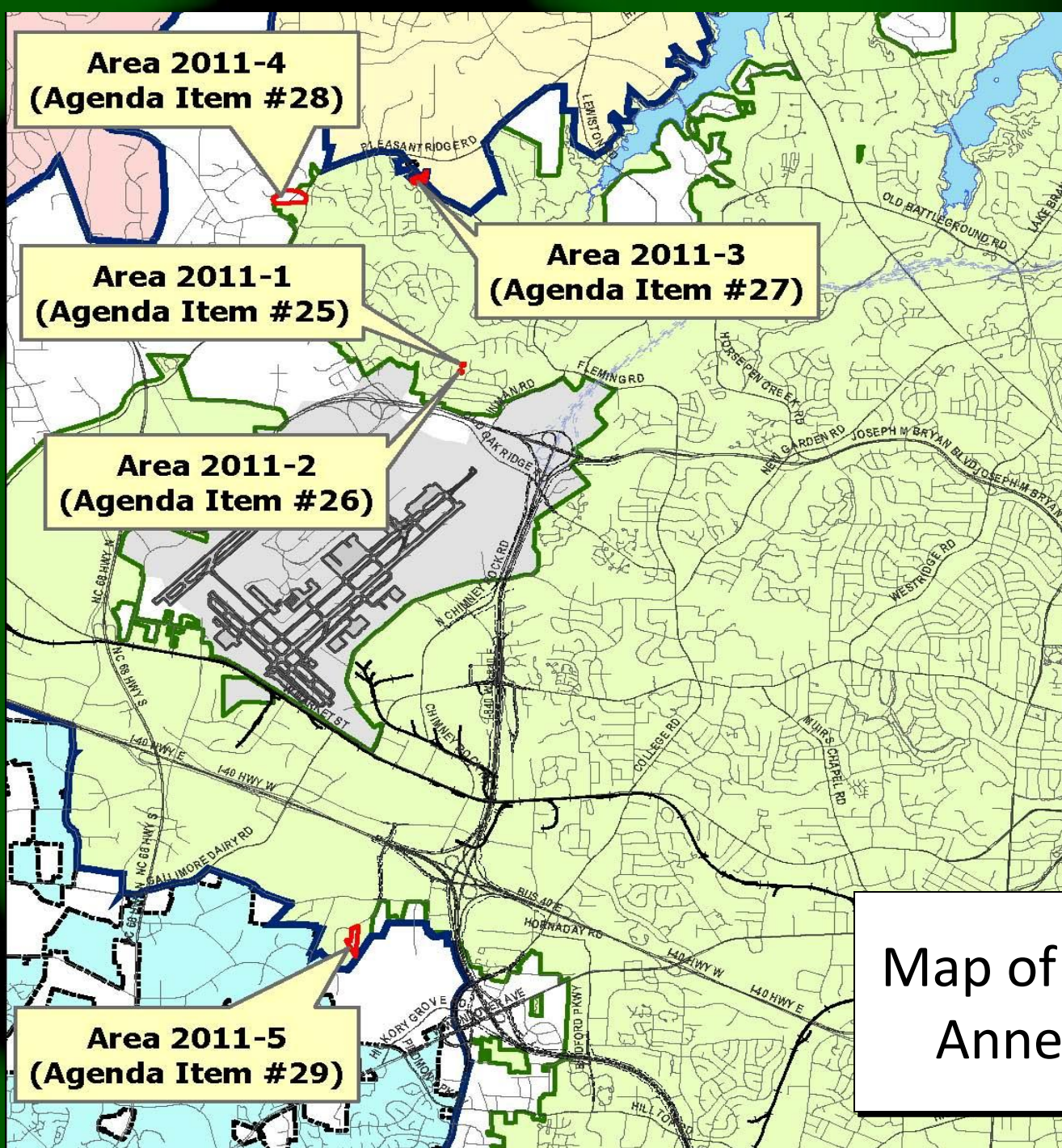
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**Map of Western
Annexations**



Western Annexations

Area 2011-1

3216 Cheswick Drive

Area 2011-2

3208 Cheswick Drive

Area 2011-3

2872 and 2873 Fleming Road

Area 2011-4

2025 and 2029 Pleasant Ridge Road

Area 2011-5

Along Boulder Road

2011 City-Initiated Annexation Proposal - Part 2: Eastern

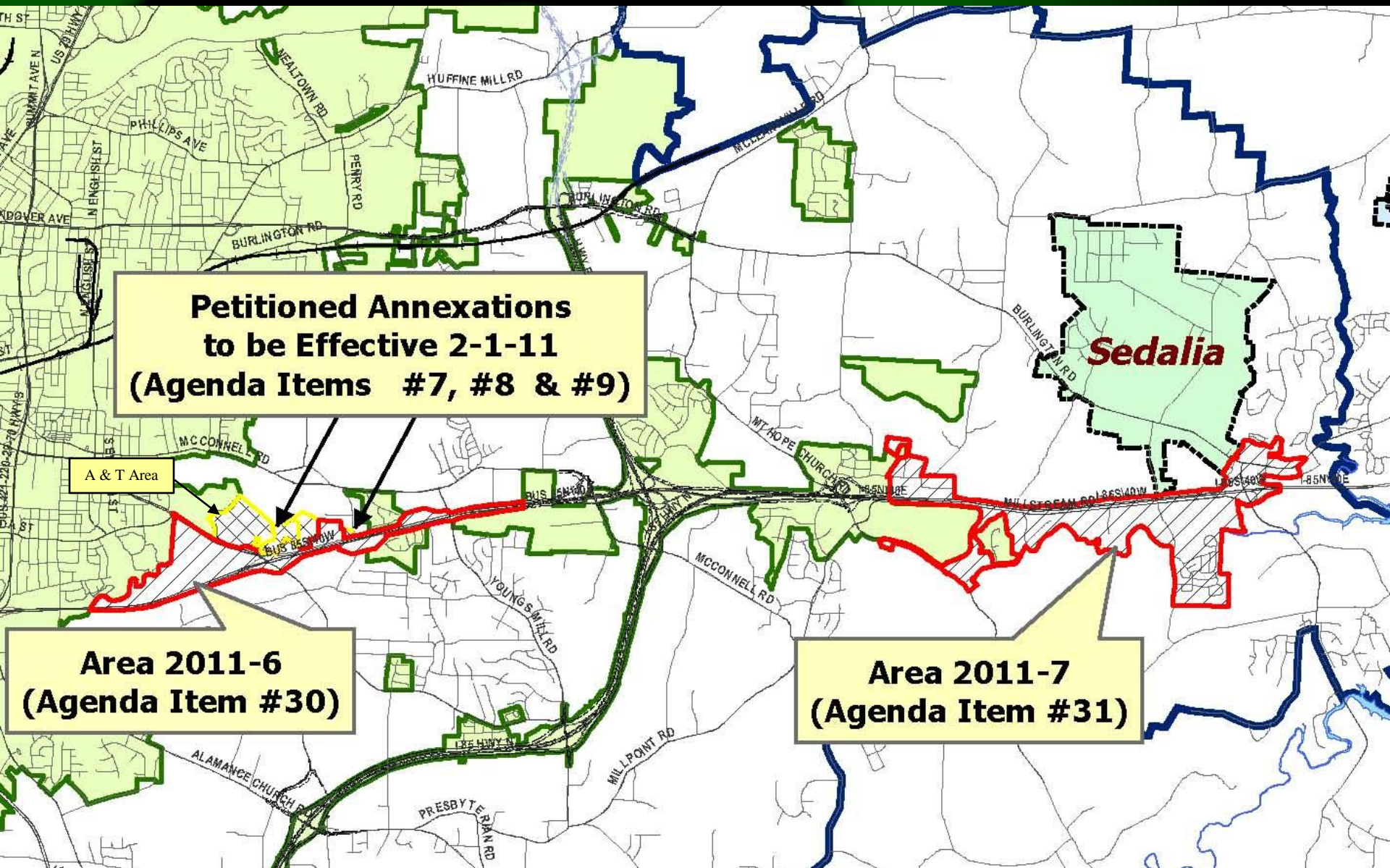
Primarily to the east - Economic development areas along I-40/85

Limited residential population involved

Would allow City to annex further east into Rock Creek area in 2012

Would make provision of services more efficient in eastern part of City

Map of Eastern Annexations



Eastern Annexations

Area 2011-6

Along East Lee Street, Cedar Park
Road, and I-40

Area 2011-7

Along Knox Road, Millstream Road,
I-85/40, Village Road, Rock Creek
Dairy Road, and Burlington Road

2011 CITY-INITIATED ANNEXATIONS

LANDMARK STEPS AND MEETINGS

1. Adoption of Resolution of Consideration – September 15, 2009
2. Adoption of Resolutions of Intent for the areas – January 18, 2011
3. Adoption of Services Reports – City Council Meeting - February 1, 2011
4. First Class Mail Notice to Affected Property Owners – by February 7, 2011
5. Public Informational Meeting - Mt. Pleasant United Methodist Church – March 7, 2011
6. City Council Public Hearing – April 5, 2011
7. Consideration of Adoption of Annexation Ordinance – April 19, 2011
8. Establish City zoning – Zoning Commission Meeting – May 9, 2011
9. Establish City zoning – City Council Meeting – June 7, 2011
10. Effective Date of Annexations – June 30, 2011



2011 CITY-INITIATED ANNEXATIONS

RESOLUTIONS OF INTENT